## PROPERTIES FOR SALE.

RL wanted, 109 King

AN wanted for factory; must have enact.

usiness, making from no canvassing. For tamp. Wallace W. 666

- Steady, or part
o apply patterns; \$1
; work guaranteed.
Call Yonge Street
Don't write." ed

f subdivision sales-ing results—largest n Toronto will be Replies confidential.

positions now open, a year. Address Training Associa-, Toronto. Branches Friday evenings, 7

to hustlers; some over \$100 per week; chts given to live tuaranteed to give y refunded. Write ur county. Address a.

TAL, Ossining-on-offers two years'

VD LEGAL.

GH & CO., the old-m-Fred B. Fether-L. chief counsel and Royal Bank Builds

Call on us. Consul Bridge and crown with gas. Riggs

Portrait Painting

Specialists in Por-

own that there is sease; none what home any even d all day Sunday in avenue, Earls

eart, lungs, stom

debility, hemorr

ble booklet, "Pa-i free on request, and Washington,

WANTED.

AND COMPANY 293 ARTHUR STREET. Dundas and Arthur.

600 concord avenue, nine rooms, square plan, oak floors, divid-cellar, beautifully decorated; cash 1650 GEOFFREY street, detached, seven rooms and sunroom, oak ors, laundry, mantel, exclusive side to Cash \$1000.

1750 CONCORD avenue, solid brick, alght rooms, cross hall and rough hall, oak floors, two mantels,

1450 LAKEVIEW avenue, solid brick, eight rooms, lot 23x150; and for stable. Cash \$500. HOO BARTON avenue, solid brick, eight rooms, oak floors, cross an and through hall.

1200 LANSDOWNE avenue, near College, eight rooms, through the landry, yerandah and balcony. Cash

\$1000 ROXTON road, near Arthur, solid brick, seven rooms, two mantels, oak floors, through hall, laundry, cash \$1000. 3850 DUPONT and Shaw section, solid brick, eight rooms, cross all and through hall, two mantels; easy

tached, six rooms, square plan, tree lot. Cash. \$1000.

3500 MARGUERETTA street, near College, solid brick, six rooms, conted, modern and new. Cash \$1000. 30.00 OSSINGTON and Bloor section, solid brick, six rooms, men room, three closets. Cash \$600.

30.00 DOVERCOURT and Dundas yieinity, brick, six rooms, new, three piece bath, furnace, newly decorated. Cash \$500.

2550 -ARTHUR street, near Shaw, solid brick, seven rooms, through hall, yerandah. Cash \$950. 2750 CANADA FOUNDRY section, south of Royce, solid brick, new six rooms and bath, electric light, operate cellar and furnace; cash \$300. STOLLOPE & COMPANY. 293 Arthur street. Open evenings. Park 1954.

Melvin Gayman & Co's List of Niagara Fruit Farms

NO. 250—\$3800, \$1800 CASH required, to purchase 25 acres, dark loam soil, best adapted for fruit and garden, in Fonthill, situated on electric car line. good frame house of 9 rooms and cellar; large barn, 50 x 100; all under cultivation, and has all kinds of fruit on place: sacrifice price for quick sale; possess at once.

No. 241—36500, \$2600 CASH required, for \$1-2 acres, clay loam, in the Village of Winona, on main line of G.T.R., elec-tric radial passes the door; good two-

10. 240-\$8750 CASH, handles 50 acres, gravely and sandy loam, at the White U Walt-First-class willage of Virgil: good frame house of manship. Sager, opposite seven rooms; large barn, 30x60: land is all victoria street.

No. 211-\$9500. HALF cash, for 60 acres sandy and clay soil at St. David's, smile from station; nice frame house; orive house, basket house and hen house; especially good land for fruit; bearing fruit consists of 15 acres peaches, 1 acre plums, 20 acres apples and 1 acre grapes; possession at any time; f this place has electric lights and railway switch on property.

THE FOUR listed above are specially good buys, and it will pay you to investigate. Prices in this district are going up all the time. If you are going to lose to in the fruit beit, it will pay you to send for our new farm catalogue which will be mailed on request.

TEXAS.

MELVIN GAYMAN & CO.. Real Estate, Insurance and Financial Broker, No. 5 Queen street, St. Catharines, Ont.

## FOREST HILL RAILWAY CHARTER APPROVED

On March 18th, the Railway Committee of the Ontario Legislature passed the bill to incorporate the Forest Hill Electric Railway. This means that the construction of this important line along Forest Hill Road and up Bathurst Street right

and on to a point two miles north of Eglinton Avenue, will be proceeded with at once. In fact, The bill demands an expenditure of \$50,000 within a year, or the forfeiture of the charter. The promoters say that they will have the whole line, which will cost about \$250,000, completed within two years.

Nature has made Bathurst Street North very beautiful. It only requires street car service to make it one of the most desirable of residential sections. And, with that now an assured fact, building in this district should proceed on an extensive scale, and real estate values advance rapidly.

Many have already seen which way the wind is blowing, and have bought in ELMWOOD, which, at today's prices, is, we are sure, the best buy in this district. Selling by the lot at about the same price per foot as others are paying for acreage in surrounding properties.

Phone or call, and let us motor you out.

## OLIVER, REID & CO

45 Adelaide St. East

Phone Adel. 1161

### PALMISTRY.

orey frame house of six rooms, lawn, clar and shade trees; all under cultivaon, and all in fruit; this property can rented to a first-class tenant.

Phone Main 5073.

Phone Main 5073. SHOE REPAIRING

lays and under cultivation, and is best adapted for fruit, which consists of 700 peaches, 125 pears, 190 cherries, 25 apples and 5 included with the farm at this price: possession at once.

246

MARRIAGE LICENSES.

FLETT'S Drug Store, 502 Queen West, and is included with the farm at this price: possession at once.

LOST-On Wednesday, March 19, Boston Brindle pup. Answers to name of Gabey. Reward if returned to J. Birrell. York Mills Hotel.

TENDERS WANTED

TYLER; Tex., March 21 .- (Canadian Press.)-A negro woman was killed WE MAKE a specialty of Niagara District fruit and grain farms. If in med of anything in this connection, write many man & Co. Real Estate. Insurance and Financial Brokers, No. 5 Queen street, St. Catharines, Ont. ed Press.)—A negro woman was killed mear here and a white child was injured at Winona in a severe storm in Smith County last night. Many houses were damaged.

Press.)—A negro woman was killed mear here and a white child was injured at Winona in a severe storm in Smith County last night. Many houses were damaged.

Press.)—A negro woman was killed mear here and a white child was injured at Winona in a severe storm in Smith County last night. Many houses were damaged.

## Special Investments

We specially offer and strongly recom-mend as safest of investments this care, fully selected list of properties, on which quick and substantial profits are practi-

YONGE STREET NORTH (East side, all close to Eglinton avenue.) 12000-50x200 FEET to 20 foot lane. \$26000—109x180 FEET, to lane. Rentals \$1260 yearly. Buildings insured for \$7000.
\$30000—100x150 FEET, average depth to lane; brick store. Rentals

\$1500 yearly. \$20 FOOT—Soudan avenue. \$30 FOOT-St. Germaine avenue. \$25 FOOT-Alexandra Gardens. \$30 FOOT-Glenwood avenue.

BUILDERS' OPPORTUNITIES. \$45 FOOT—Davisville avenue, close to Yong's street.
\$50 FOOT—Rochampton avenue, close to Yenge street.

DWELLINGS \$3100-BROWNLOW avenue, bunga-\$3300 ST. CLEMENTS avenue, bun-\$5000 galow, 6 rooms.

FAIRVIEW avenue, close to Yonge street; complete home, large lot. shade and fruit trees.

## EVERYBODY IS GETTING INTERESTED IN OSHAWA

It is amazing how much inquiry has recently sprung up regarding Oshawa. The people of Toronto are certainly alert, and up-to-date, for Oshawa has only just begun the big growth that is ahead of it, and Toronto people realize that Oshawa is pregnant with opportunities for investment in well-selected lots. Hillcrest subdivision is the best proposition there to-day, price and location being considered. Read these facts about Oshawa, and decide for yourself whether you ought not to invest AT THE BOTTOM PRICES.

## FACTS FOR INVESTORS Oshawa One of the Most Active Industrial Centres

Actual conditions in Oshawa go to show that buying well-situated vacant lots in that liveliest, fastest growing and most substantial of the smaller cities is a first-class investment. Oshawa is alive. You cannot go into it without feeling the thrill of the active enterprise which distinguishes it. The great factories, with their thousands of employees, the railroads, with their competition for Oshawa's traffic, and the sidings into every factory, and the promise of an individual siding for every future factory which locates in Oshawa, are a tremendous drawing power for new industries, and they are going in too. Several new ones have already expressed their intention of locating in Oshawa.

**ESTABLISHED INDUSTRIES** The McLaughlin Carriage Company. 800 employees; Ontario Malleable Iron Company, 800; Fittings Limited, 400; R. S. Williams Piano Company, 300; The Pediar People, 250; Robson Leather Company, 250. Other industries are: Oshawa Canning Company, producing 75,000 cases annually; T. Eaton Company, whitewear factory; Brick's Limited, Canada Malleable Steel Range Company, Oshawa Interior Fittings, Schoffeid Woollen Mills, J. Sykes & Son, R. Woon & Co., H. Gray & Sons, R. H. James, Oriental Textile Company, R. Dillon & Son, mfgs. hay forks. There are also others, but the above make a bigger showing in invested capital and value of products than any other town or small city in Canada.

### RAILWAY, FACILITIES

The Grand Trunk has until recently been Oshawa's only railway. Now the C. P. R. has a line right through the town, with a station not many hundred feet from the Hillcrest subdivision. The C. N. R. spur line runs into Oshawa from its station just north of the town, connecting with the Toronto & Eastern.

### CHEAP POWER

Electric power is delivered in Oshawa at prices which leave nothing to be desired for cheapness. This power is in great abundance at all times, and has given a perfectly satisfactory service year in and year out. The Seymore Electric Power Company have installed a new plant. consisting of a new type of engine, which will be able to produce full current in 60 seconds.

### **FACTORY GROWTH**

Every large factory in Oshawa to-day started as a small concern. There must be some magic in the location, for these small factories—all of them—have grown very big, some of them as big as anything of their kind in the British Empire. These big concerns grow bigger every year. The McLaughlin Carriage plant has trebled in three years, and by 1915 will be manufacturing every part of their automobile. We understand that The Fedlar People are going to spend nearly a quarter of a million increasing their plant. Not only are the established factories growing, but several new concerns have arranged at some near future date to locate in Oshawa.

### MANUEACTURED PRODUCTS

Consider some cold figures about Osbawa's manufactured products in comparison with other industrial centres: Oshawa \$6.200.000.00; St. Catharines, \$6.000.000.00; Stratford, \$5.000.000.00; Galt. \$5.000.000.00. The three following cities combined, Kingston, Belleville and Brockville, only manufacture about \$900.000.00 more than Osbawa alone. The following five towns combined, Whitby, Bowmanville, Port Hope, Cobourg and Orillia, produce about \$68.000.00 less than Oshawa alone. Yet Oshawa is only just now beginning the growth that has been long prophesied by those who are good judges of towa development.

### INCREASE IN POPULATION

The population has increased more in the last five years than in twenty years previous, and more in the last two years than in the live years before that. Oshnwa's population has already outgrown its housing capacity, and at the present moment there is crying need for a hundred more houses. Some of the factories have been compelled to exect houses in order to give their workmen places to live. This is a great opportunity for builders. It is also a great opportunity for intestors to get in on the ground floor in the purchase of lots in a location not ten minutes' walk from the big factories, and at prices that are exceptionally reasonable. Hillerest subdivision is between the old factory centre and the new factory sites belonging to the municipality: inche on a main thoroughfare, and in a short time will be covered with homes.

OSHAWA A CITY OF 25,000 IN FIVE YEARS

Oshawa has just started to grow. It need not increase any more rapidly than it has been doing to have a population of 25.000 five years from now. It has more industries, more earnings, more wages paid out, more lumports end exports, more business actually transacted than in many other cities with a larger population. This means that Oshawa is only starting to acquire a population in relative proportion to its normal capacity for lahabitants. 25.000 in five years is not at all too big an estimate for Oshawa. It has just started to grow.

AN INSIDE PROPERTY The city limits of Oshawa are small. It has not yet stretched

itself after its many years of slumber as a town. But it is waking up. Oshawa is beginning to feel the crowding outward that comes when a town gets too big for itself. Locations that are now within the city limits will be very far inside when the town's inevitable expansion takes place.

### Hillcrest Lots in Oshawa

It is the only elevated site in Oshawa. Part of the subdivision is very prettily wooded. The land is of good quality, and those who have the thrift to establish their own homes here will find the soil splendid for gardening.

Hillcrest is within the limits, and splendidly situated on a rise of ground. It is only a few minutes' walk from several of the large factories. It is only three or four blocks from scores of houses that the factories themselves have been obliged to build in order to keep their workmen. All lots nearer the factories than Hillcrest are held at considerably higher prices than we can sell for. We purchased Hillcrest before the town started to get big, and can sell at attractively low figures and on convenient terms and still make a reasonable profit. The first buyers will of course be the most fortunate, for values are bound to have an advance. Oshawa's present growing pace indicates a quickcoming need of Hillcrest lots for housing the increasing popula-

## Now is the Best Time to Buy, Because

values are at their first stage. There are no past holders whose profits have piled up the cost of the land. Buyers of Hillcrest lots now are buying from those who purchased from the original owners, and the prices asked give ample room for present buyers to make a handsome profit out of the next turnover.

## Will You Buy at the Bottom Price? Then You Must Buy Now

There is no likelihood that prices will remain at pr figures very long. Lots in Hillcrest should sell rapidly. The prices are made low and the terms easy, and the earliest buyer is the best buyer. Real estate values are at the bottom, but they won't stay there. Get in now. This is your best chance.

## Oshawa is the One Spot Now Where Things Are Starting. Real Estate Values Are at the Bottom

Hillcrest lots are 25 feet up to 33 feet frontage, and 120 feet up to 130 feet deep. Prices are \$100 per lot up. Terms are 10 per cent. down, balance \$5 monthly. No interest charges. Maps, blue prints, surveys, etc., may be seen any time at my office. Write for full information regarding Hillcrest, or any

Oshawa property. I know every foot of land in Oshawa, and

willingly give information to anyone intending to purchase there.

## HILLCREST THE BEST BUY IN OSHAWA

PRICES: \$100 PER LOT UP TO \$225. TERMS ARE 10 PER CENT. DOWN AND \$5 MONTHLY. NO INTEREST CHARGES.

Oshawa and Toronto Real Estate RUSSEL PERKINS 100 King Street West Telephone MAIN 4396.

# Glen Grove Park Annex

And then learn from personal observation the favored situation of this property. Study conditions for yourself. Take in the situation of surrounding properties. Note the prices asked - as high in some cases as sixty-five and seventy-five dollars-and you'll appreciate the quick money-making turnover to be made at our prices of \$12.00, \$13.00, \$14.00, \$15.00 and \$16.00 a foot. Remember, too, that these values are further enhanced by the action of the Legislature on Tuesday in approving of the charter of the new Forest Hill Railway, the proposed route of which will go directly alongside Glen Grove Annex. Fifty thousand dollars must be expended in construction work within a year.

No property is so safe investment as North Toronto property.

The opportunity is yours if you close business before 6 p.m. Saturday. Big Ben having struck the six o'clock hour, then the present proposition is withdrawn.

## M. S. BOEHM & CO., LIMITED

168 BAY STREET, TORONTO.

Phone Adelaide 3216

H. C. SCHOLFIELD, M.P., President. M. S. BOEHM, Vice-President and Managing Director

## D. M. Johnston's SNAPS

NORTH TORONTO BARGAIN—50-foot front by 125 deep, near where the new C.N.R. Station will be. Price \$20 per foot. See this at once, as values are rapidly rising.

BOWDEN AVENUE HOUSE-Must be sold, lot 40 feet by 150 feet, 6 rooms and unfinished attic, lots of room for Garage. Price \$6700. CORNER GERRARD AND PRUST AVENUE, square plan. eight rooms, solid brick, detached house, suit a doctor. Must be sold. Price \$4750. Good terms.

EIGHT-ROOMED HOUSE, solid brick, overlooking Riverdale Park, on Broadview. A magnificent view, nice lot, side entrance. Only \$4500—the price paid some time ago. No inflated value.

VICTOR AVENUE (RIVERDALE DISTRICT) SPECIAL—\$5500, Solid brick, semi-detached, slate roof, semi-bungalow style, eight rooms, bath, large sun room, constructed for use throughout the year, separate attic, three clothes closets, one linen closet, two kitchen pantries, and glass cabinet, enamelled roll sink and drainer, open plumbing, perfect hot water heating, kitchen boller connected with furnace, instantaneous hot water heater, mantel and grate, laundry tubs, natural finish, decorated, awnings, fly screens for all windows, window shades, new inlaid linoleum in kitchen and bathroom, shade trees, and good lot.

SOME VACANT LAND for speculation, also some for builders. Can be built on immediately. Close to car lines. D M. JOHNSTON, EXCLUSIVE AGENT 334 BAIN AVENUE. NORTH 2427.

FOR SALE OR LEASE Seven large on ril stores on KING AND JAMES STREETS. Now being completed. Easy payments. Apply to Owners, MYLES COAL OFFICE, HAMILTON REDMOND & BEGGS · Architects and Structural
Engineers
(Late of City Architect's Dept.)
ROOMS 311-312 KENT BUILDING, TORONTO.
Phone A. 176. ed

## Special Investments

Carefully selected list of properties, on which quick and substantial profits are practically assured. YONGE STREET NORTH

(East side, all close to Eglinton avenue.) \$6009-25x190 FEET to 20-foot lane. \$12000-50x200 FEET to 20 foot lane. \$26000—109x180 FEET, to lane. Rentals \$1260 yearly Buildings insured for \$7000.
\$30000—100x150 FEET, average depth to lane; brick stores. Rentals \$1500 yearly.

RESIDENTIAL

\$30 FOOT-St. Germaine avenue.

\$25 FOOT-Alexandra Gardens. \$30 FOOT-Glenwood avenue. BUILDERS' OPPORTUNITIES.

\$20 FOOT-Snowden avenue.

\$3100-BROWNLOW avenue, bunga-\$3300 ST. CLEMENTS avenue, bungalow, 6 rooms.
\$5000 FAIRVIEW avenue, close to Yonge street; complete home, large lot, shade and fruit trees.

RICHEY-TRIMBLE, Limited M. 6117 Cosgrave Building (opp. Simpson's).

THE ONLY BUY

# IN TORONTO

INVESTORS' CHANCE \$10 down and \$5 per month. Payments to run until paid for.

WILLCOCKS

REAL ESTATE BROKER,